



CITY OF
TUCSON

DEPARTMENT OF
URBAN PLANNING
& DESIGN

June 3, 2009

To: Subscriber to the Tucson *Land Use Code (LUC)*

SUBJECT: CORRECTIONS TO SUPPLEMENT NO. 45 TO THE *LAND USE CODE (LUC)*

Dear Subscriber:

Enclosed are **corrections to Supplement 45 (Flexible Lot Development)**. The initial supplement inadvertently omitted the Family Dwelling Use as a permitted land use from the O-1 and O-2 zones.

Please recycle and replace pages in your *LUC* as follows:

<i>Article II. Development Regulations</i>		
<i>Item</i>	<i>Remove Old Pages</i>	<i>Insert New Pages</i>
Division 4: Office Zone	51 - 54	51 - 54

Please insert and maintain this instruction sheet in the front of your copy of the *LUC*.

Should you have any questions while replacing these pages, please call me at 791-4505.

Sincerely,

Norma J. Stevens
Secretary

Enclosures: Corrections to Supplement No. 45

DIVISION 4. OFFICE ZONES

SECTIONS:

- 2.4.1 "O-1" OFFICE ZONE**
 - 2.4.2 "O-2" OFFICE ZONE**
 - 2.4.3 "O-3" OFFICE ZONE**
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2.4.1 "O-1" OFFICE ZONE.

2.4.1.1 Purpose. This zone provides for administrative and professional office uses that will complement the residential environment. Development within this zone typically consists of office conversions from existing residential uses fronting on major streets and new construction of small-scale office projects. Consolidation of lots is encouraged in order to reduce curb cuts on arterial streets and to assure compliance with the design and development criteria of this zone.

2.4.1.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.

A. Commercial Services Use Group, Sec. 6.3.5

1. Administrative and Professional Office "26", subject to: Sec. 3.5.4.11
2. Communications "26", subject to: Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
3. Medical Service - Outpatient "26", subject to: Sec. 3.5.4.8.A and .B, Sec. 3.5.4.9.A, and Sec. 3.5.4.11

B. Residential Use Group, Sec. 6.3.8

1. Family Dwelling "M"
2. Family Dwelling "FLD-8," subject to Sec. 3.6.1 (Ord. No. 10636, §9, 2/24/09)
3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "26", subject to: Sec. 3.5.7.8.C.1 and .D

2.4.1.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Commercial Services Use Group, Sec. 6.3.5

1. Communications "7", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)

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 DIVISION 4. OFFICE ZONES
 "O-1" OFFICE ZONE

B. Residential Use Group, Sec. 6.3.8

1. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "12", subject to: Sec. 3.5.7.8.C.2 and .D and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "7", subject to: Sec. 3.5.7.8.C.4, .D, and .H and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

C. Utilities Use Group, Sec. 6.3.12

1. Distribution System "12", subject to: Sec. 3.5.11.1.A, .E, and .I and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

D. Civic Use Group, Sec. 6.3.4

1. Cultural Use "12", subject to: Sec. 3.5.3.5.B, .C, .D, .E, .F, .G, and .H and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9336, §1, 12/13/99)

2.4.1.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
3. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, .J, .K, and .L

B. The following may be permitted as Secondary Land Uses to Cultural Use.

1. Commercial Services Use Group, Sec. 6.3.5
 - a. Food Service, subject to: Sec. 3.5.4.6.A and .C and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)
 - b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C, Sec. 3.5.4.7.D and .J, and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)
 - c. Entertainment, subject to: Sec. 3.5.4.4.F and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)
2. Retail Trade Use Group, Sec. 6.3.10
 - a. General Merchandise Sales, subject to: Sec. 3.5.9.2.A and .B

(Ord. No. 9336, §1, 12/13/99)

2.4.2 "O-2" OFFICE ZONE.

2.4.2.1 Purpose. This zone provides for office, medical, civic, and other land uses which provide reasonable compatibility with adjoining residential uses. Typical development within this zone is two-story office or medical projects.

2.4.2.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.

A. Commercial Services Use Group, Sec. 6.3.5

1. Administrative and Professional Office "27"
2. Communications "27", subject to: Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
3. Day Care, subject to: Sec. 3.5.13.5
 - a. Adult day care "27"
 - b. Child care "15", subject to: Sec. 3.5.4.3.A, .B, .C, .D, .E, .F.1, and .G.4
4. Medical Service - Extended Health Care "27", subject to: Sec. 3.5.13.5 (Ord. No. 9138, §1, 10/5/98)
5. Medical Service - Major "27", subject to: Sec. 3.5.4.9.A
6. Medical Service - Outpatient "27", subject to: Sec. 3.5.4.8.A and .B and Sec. 3.5.4.9.A
(Ord. No. 9138, §1, 10/5/98)

B. Civic Use Group, Sec. 6.3.4

1. Civic Assembly "11"
2. Cultural Use "11", subject to: Sec. 3.5.3.2
3. Educational Use: Elementary and Secondary Schools "11", subject to: Sec. 3.5.3.7 and Sec. 3.5.13.5 (Ord. No. 9075, §1, 6/15/98)
4. Educational Use: Postsecondary Institution "11", subject to: Sec. 3.5.3.3 and Sec. 3.5.13.5
5. Postal Service "27", subject to: Sec. 3.5.3.2
6. Protective Service "27", subject to: Sec. 3.5.3.2
7. Religious Use "11"

C. Recreation Use Group, Sec. 6.3.7

1. Neighborhood Recreation "27", subject to: Sec. 3.5.13.5

D. Residential Use Group, Sec. 6.3.8

1. Family Dwelling "N"
2. Family Dwelling "FLD-8", subject to Sec. 3.6.1 (Ord. No. 10636, §9, 2/24/09)
3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "27", subject to: Sec. 3.5.7.8.C.1 and .D
4. Residential Care Services: Rehabilitation Service - children's facilities "27", subject to: Sec. 3.5.7.8.A, .B.2, .C.1, and .D
5. Residential Care Services: Shelter Care - victims of domestic violence "27", subject to: Sec. 3.5.7.8.A, .B.2, .C.2, .D, and .G

2.4.2.3

Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Commercial Services Use Group, Sec. 6.3.5

1. Communications "11", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
2. Day Care, subject to: Sec. 3.5.13.5 and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 - a. Child care "15", subject to: Sec. 3.5.4.3.A, .B, .C, .D, .E, .F.1, .G.4, and .H
 - b. Child care "20", subject to: Sec. 3.5.4.3.A, .B, and .I

B. Residential Use Group, Sec. 6.3.8

1. Residential Care Services: Rehabilitation Service or Shelter Care "12", subject to: Sec. 3.5.7.8.A, .B.2, .C.2, .D, and .I and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
2. Residential Care Services: Rehabilitation Service or Shelter Care "7", subject to: Sec. 3.5.7.8.A, .B.2, .C.4, .D, and .H and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

C. Utilities Use Group, Sec. 6.3.12

1. Distribution System "27", subject to: Sec. 3.5.11.1.A, .E, and .I and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

D. Civic Use Group, Sec. 6.3.4

1. Educational Use: Elementary and Secondary Schools "11", subject to: Sec. 3.5.13.5 and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)